HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: November 2015

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Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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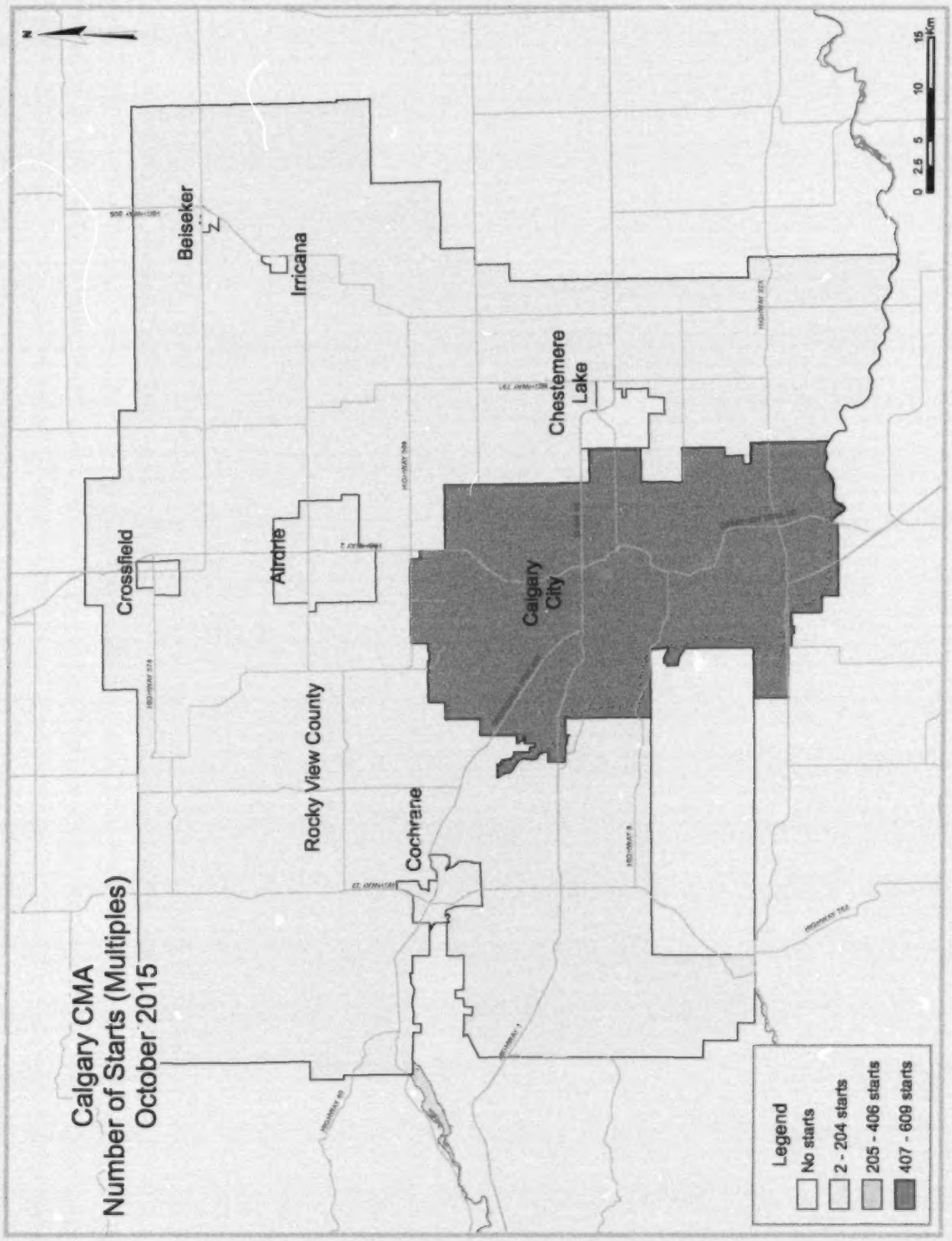
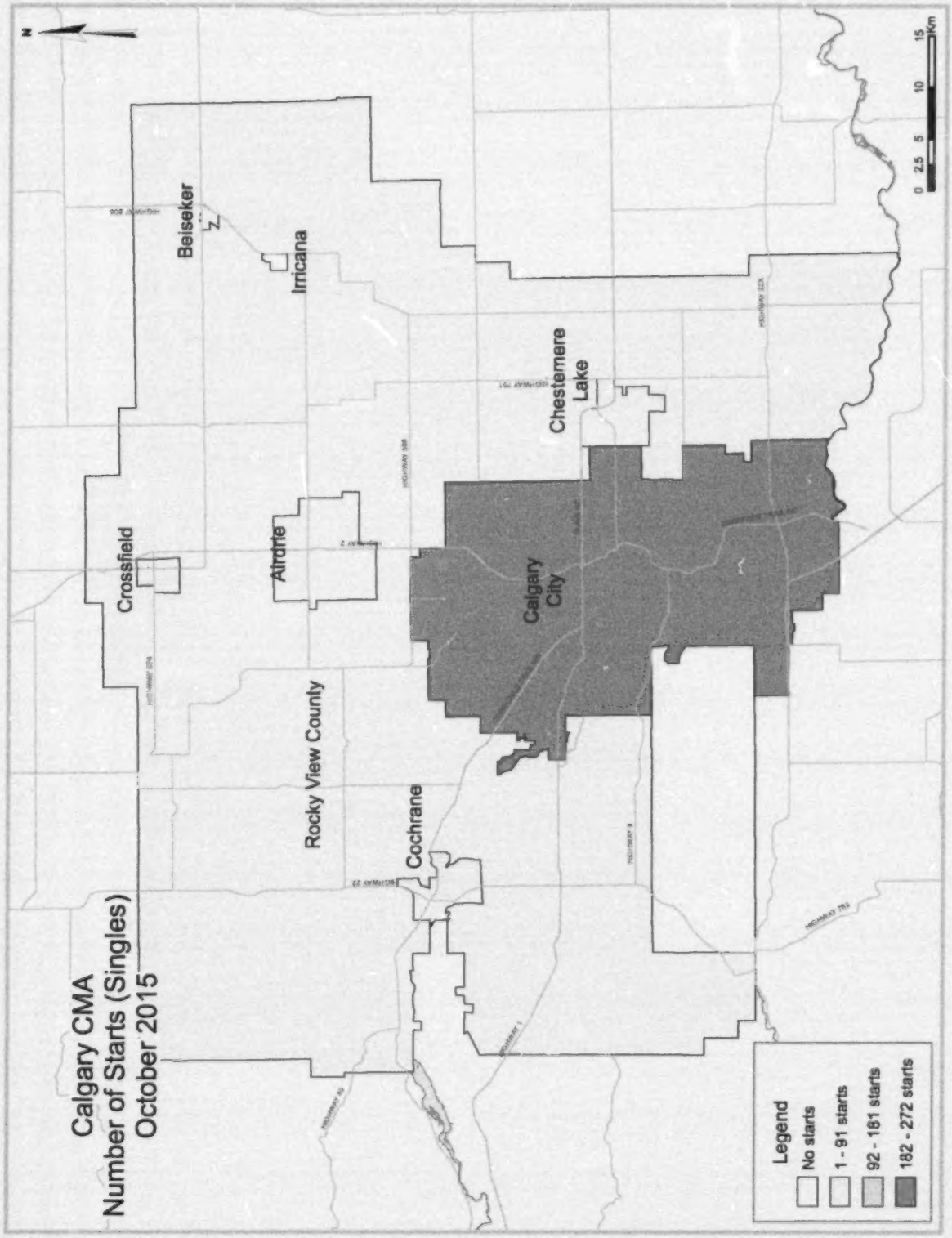
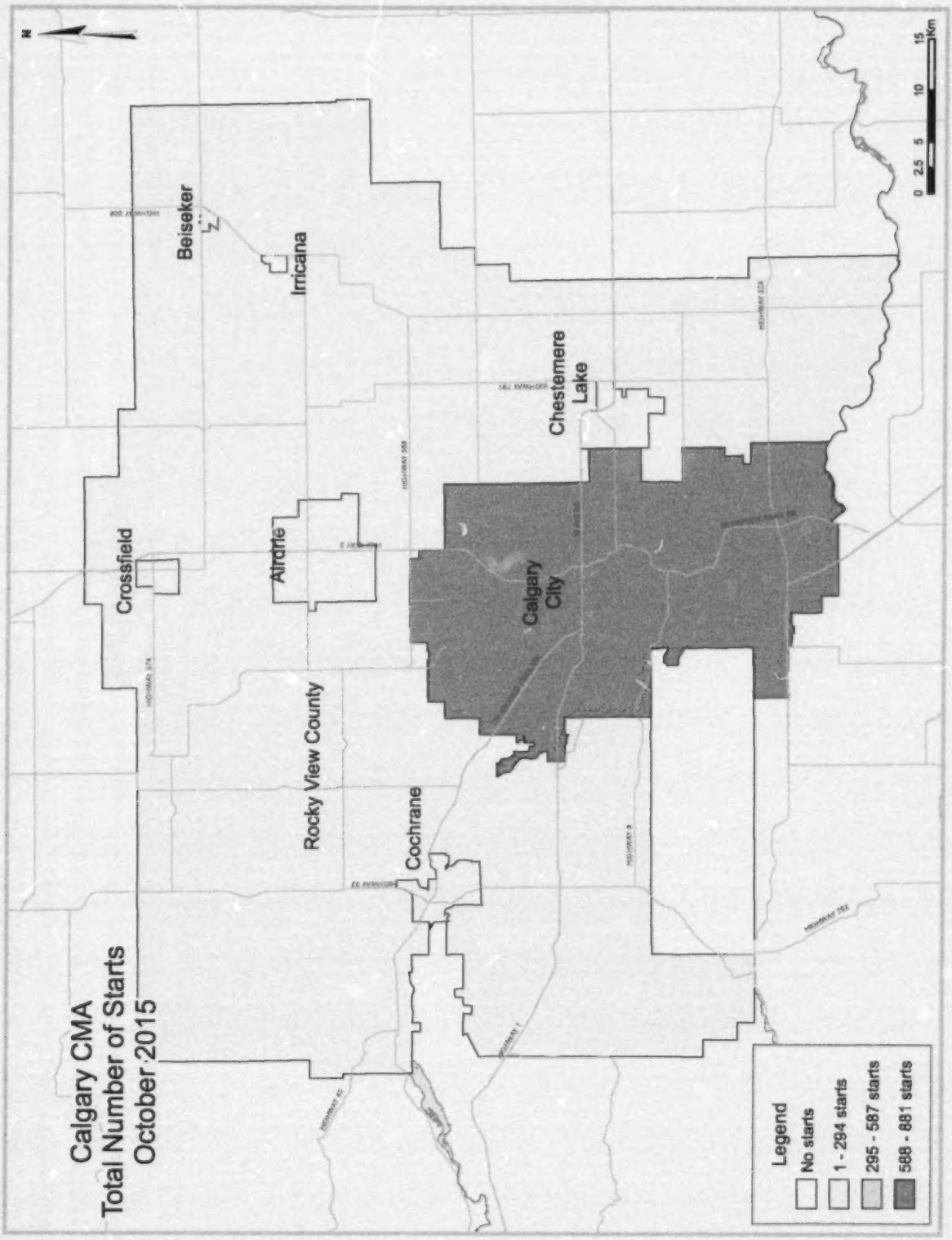
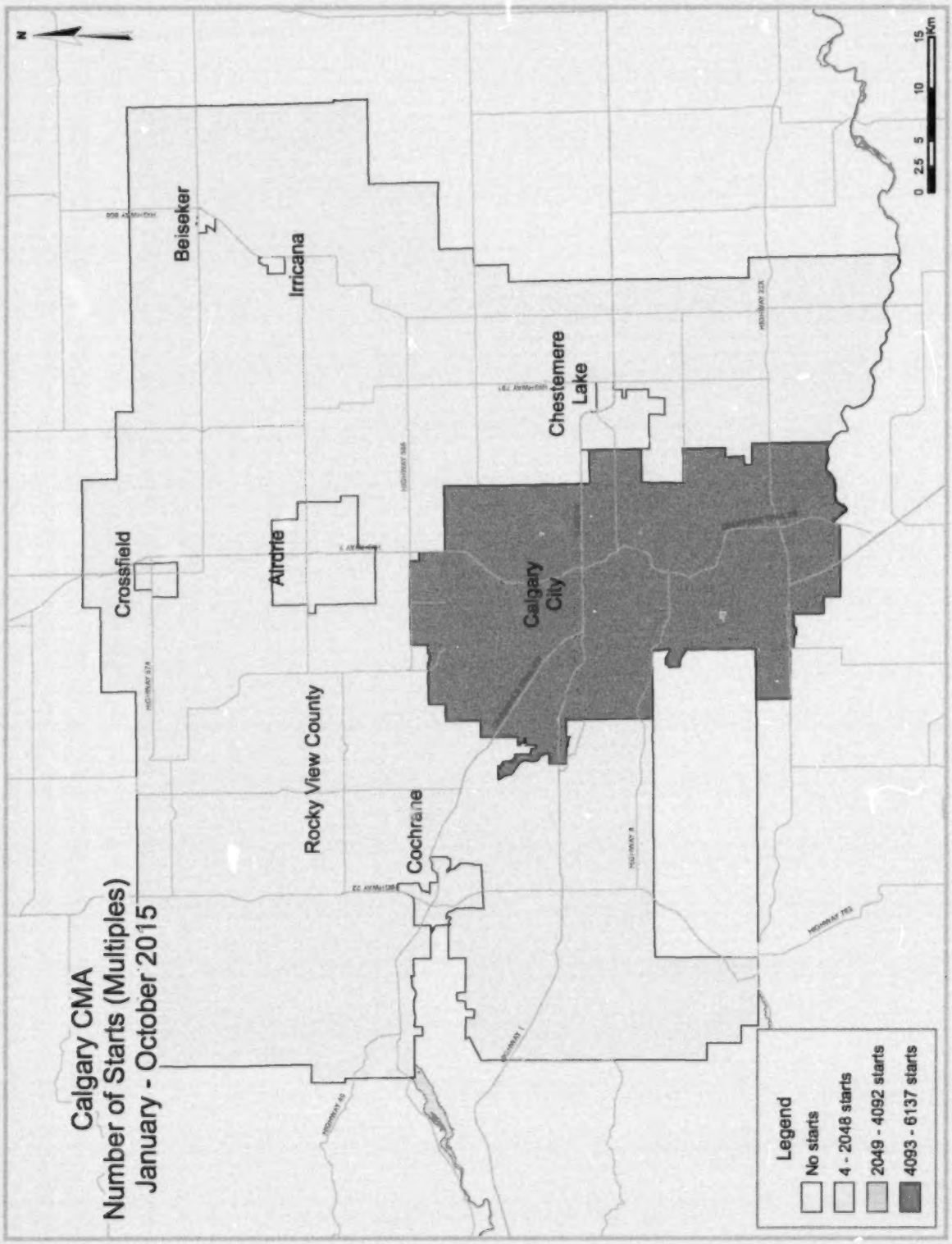
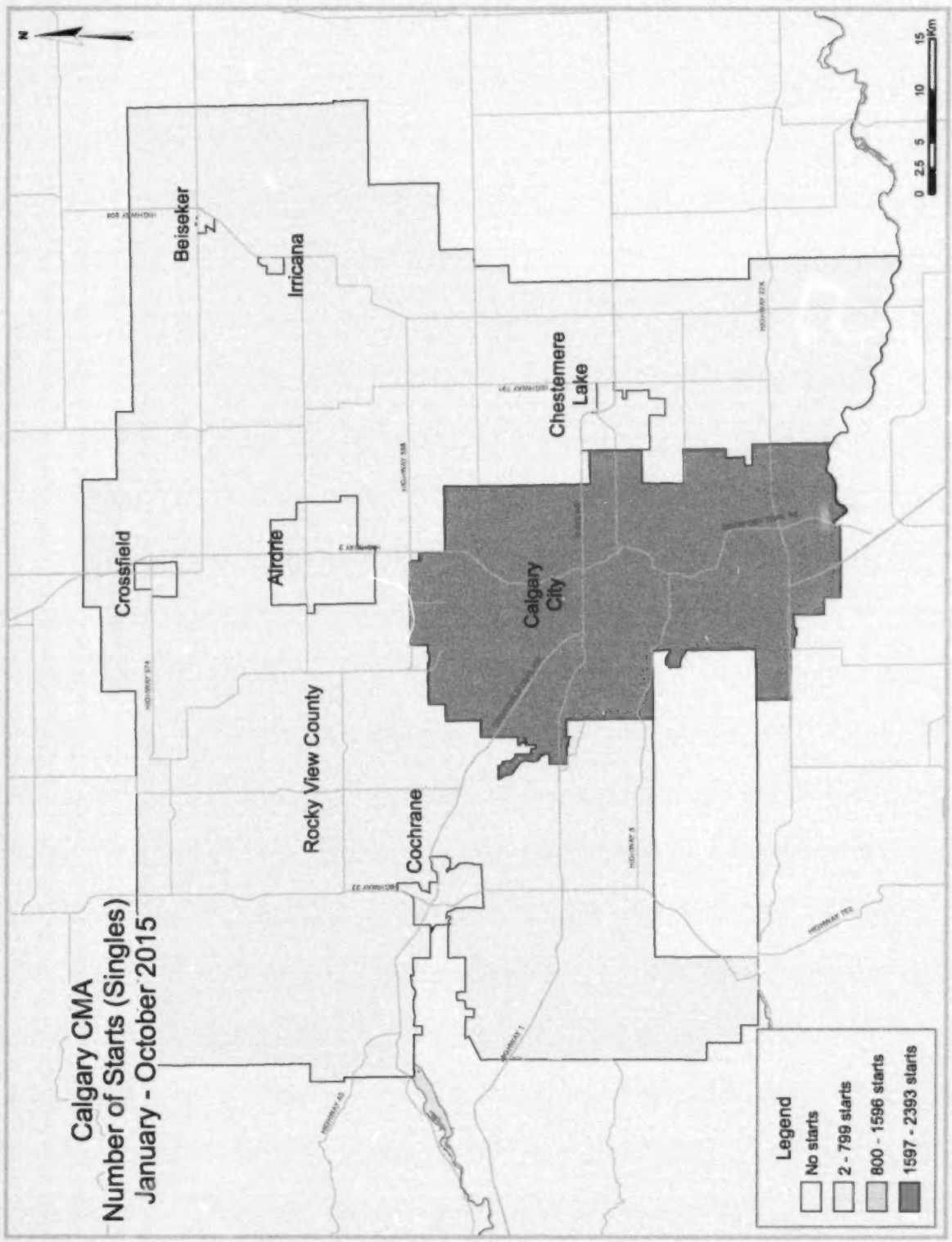
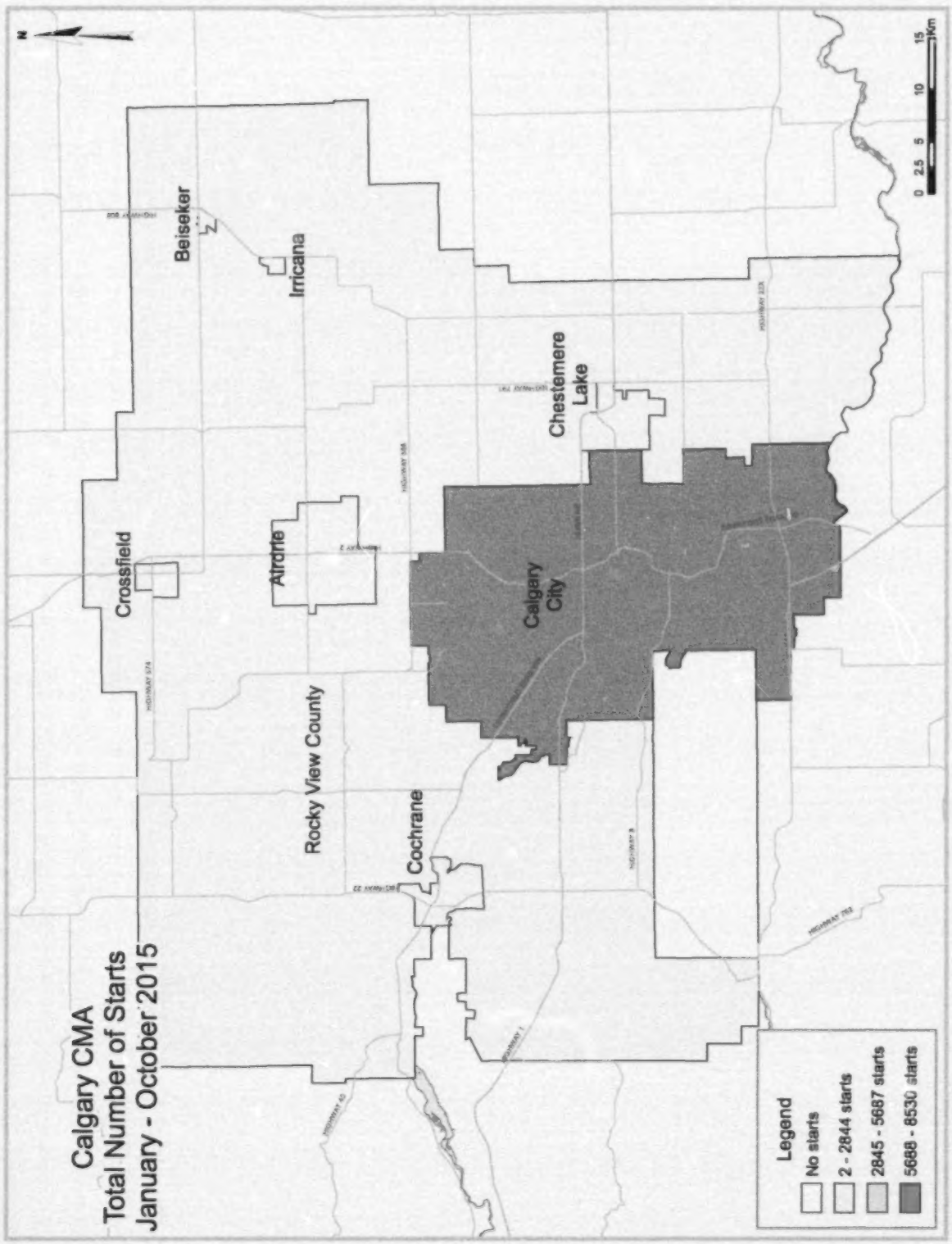

Calgary CMA
Number of Starts (Multiples)
October 2015
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 204 starts
205 - 406 starts
407 - 609 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
October 2015
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
Legend
No starts
1 - 91 starts
92 - 181 starts
182 - 272 starts
0 2.5 5 10 15
Km


Calgary CMA
Total Number of Starts
October 2015
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 294 starts
295 - 587 starts
588 - 881 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Multiples)
January - October 2015
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
4 - 2048 starts
2049 - 4092 starts
4093 - 6137 starts


Calgary CMA
Number of Starts (Singles)
January - October 2015
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
Legend
No starts
2 - 799 starts
800 - 1596 starts
1597 - 2393 starts


Calgary CMA
Total Number of Starts
January - October 2015
Legend
No starts
2 - 2844 starts
2845 - 5687 starts
5688 - 8530 starts
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2015		
Calgary CMA[1]	September2015	October 2015
Trend[2]	13,050	13,780
SAAR	15,538	13,200
	October 2014	October 2015
Actual		
October - Single-Detached	454	387
October - Multiples	956	691
October - Total	1,410	1,078
January to October - Single-Detached	5,526	3,497
January to October - Multiples	9,687	7,412
January to October - Total	15,213	10,909

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	387	84	35	0	93	386	0	93	1,078
October 2014	454	130	28	0	189	511	0	98	1,410
% Change	-14.8	-35.4	25.0	n/a	-50.8	-24.5	n/a	-5.1	-23.5
Year-to-date 2015	3,495	864	265	2	1,471	4,022	4	786	10,909
Year-to-date 2014	5,526	1,190	84	0	2,061	5,761	0	591	15,213
% Change	-36.8	-27.4	**	n/a	-28.6	-30.2	n/a	33.0	-28.3
UNDER CONSTRUCTION									
October 2015	2,547	838	239	2	1,564	7,453	4	1,473	14,120
October 2014	3,718	1,036	78	0	2,191	7,252	0	1,329	15,604
% Change	-31.5	-19.1	**	n/a	-28.6	2.8	n/a	10.8	-9.5
COMPLETIONS									
October 2015	459	148	4	0	204	416	0	0	1,231
October 2014	714	186	6	0	218	245	0	32	1,401
% Change	-35.7	-20.4	-33.3	n/a	-6.4	69.8	n/a	-100.0	-12.1
Year-to-date 2015	4,607	1,070	133	0	1,913	3,569	4	780	12,076
Year-to-date 2014	5,381	1,122	24	3	1,490	2,714	0	857	11,591
% Change	-14.4	-4.6	**	-100.0	28.4	31.5	n/a	-9.0	4.2
COMPLETED & NOT ABSORBED									
October 2015	312	72	1	0	78	161	n/a	n/a	624
October 2014	358	80	2	0	11	1	n/a	n/a	452
% Change	-12.8	-10.0	-50.0	n/a	**	**	n/a	n/a	38.1
ABSORBED									
October 2015	473	152	4	0	189	354	n/a	n/a	1,172
October 2014	671	175	6	0	218	246	n/a	n/a	1,318
% Change	-29.5	-13.1	-33.3	n/a	-13.3	43.9	n/a	n/a	-45.4
Year-to-date 2015	4,661	1,052	134	0	1,837	3,215	n/a	n/a	10,899
Year-to-date 2014	5,428	1,095	24	3	1,484	2,741	n/a	n/a	10,775
% Change	-14.1	-3.9	**	-100.0	23.8	17.3	n/a	n/a	1.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
October 2015	272	68	17	0	45	386	0	93	881
October 2014	306	120	0	0	112	511	0	98	1,147
Airdrie									
October 2015	47	4	18	0	22	0	0	0	91
October 2014	66	4	24	0	59	0	0	0	153
Beiseker									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	0	0	0	0	0	0	0	0	0
Chestermere Lake									
October 2015	16	0	0	0	0	0	0	0	16
October 2014	25	0	4	0	0	0	0	0	29
Cochrane									
October 2015	29	6	0	0	26	0	0	0	61
October 2014	34	0	0	0	18	0	0	0	52
Crossfield									
October 2015	1	2	0	0	0	0	0	0	3
October 2014	2	6	0	0	0	0	0	0	8
Irricana									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2015	21	4	0	0	0	0	0	0	25
October 2014	21	0	0	0	0	0	0	0	21
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2015	387	84	35	0	93	386	0	93	1,078
October 2014	454	130	28	0	189	511	0	98	1,410

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
October 2015	1,743	684	140	2	994	7,156	4	1,331	12,054
October 2014	2,690	882	0	0	1,749	7,086	0	1,027	13,434
Airdrie									
October 2015	299	42	92	0	278	217	0	142	1,070
October 2014	427	20	52	0	171	134	0	302	1,106
Beiseker									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	1	0	0	0	0	0	0	0	1
Chestermere Lake									
October 2015	132	10	0	0	0	0	0	0	142
October 2014	216	8	26	0	54	0	0	0	304
Cochrane									
October 2015	152	84	7	0	286	80	0	0	609
October 2014	230	80	0	0	217	32	0	0	559
Crossfield									
October 2015	7	4	0	0	0	0	0	0	11
October 2014	11	8	0	0	0	0	0	0	19
Irricana									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2015	210	14	0	0	6	0	0	0	230
October 2014	143	38	0	0	0	0	0	0	181
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2015	2,547	838	239	2	1,564	7,453	4	1,473	14,120
October 2014	3,718	1,036	78	0	2,191	7,252	0	1,329	15,604

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
October 2015	305	118	4	0	118	416	0	0	961
October 2014	553	156	6	0	201	245	0	32	1,193
Airdrie									
October 2015	77	14	0	0	18	0	0	0	109
October 2014	77	16	0	0	6	0	0	0	99
Balsoker									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Chestermere Lake									
October 2015	21	0	0	0	0	0	0	0	21
October 2014	38	2	0	0	11	0	0	0	51
Cochrane									
October 2015	33	10	0	0	66	0	0	0	109
October 2014	32	12	0	0	0	0	0	0	44
Crossfield									
October 2015	3	0	0	0	0	0	0	0	3
October 2014	4	0	0	0	0	0	0	0	4
Irricana									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
October 2015	20	6	0	0	2	0	0	0	28
October 2014	10	0	0	0	0	0	0	0	10
First Nations									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
October 2015	459	148	4	0	204	416	0	0	1,231
October 2014	714	186	6	0	218	245	0	32	1,401

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
October 2015	218	55	0	0	74	160	n/a	n/a	507
October 2014	261	72	0	0	7	0	n/a	n/a	340
Airdrie									
October 2015	43	2	1	0	1	1	n/a	n/a	48
October 2014	42	0	0	0	1	1	n/a	n/a	44
Beiseker									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2015	13	1	0	0	0	0	n/a	n/a	14
October 2014	15	0	0	0	0	0	n/a	n/a	15
Cochrane									
October 2015	32	14	0	0	3	0	n/a	n/a	49
October 2014	34	8	2	0	3	0	n/a	n/a	47
Crossfield									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	1	0	0	0	0	0	n/a	n/a	1
Irricana									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2015	6	0	0	0	0	0	n/a	n/a	6
October 2014	5	0	0	0	0	0	n/a	n/a	5
First Nations									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2015	312	72	1	0	78	161	n/a	n/a	624
October 2014	358	80	2	0	11	1	n/a	n/a	452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
October 2015	323	124	4	0	102	354	n/a	n/a	907
October 2014	511	143	6	0	201	246	n/a	n/a	1,107
Airdrie									
October 2015	77	12	0	0	18	0	n/a	n/a	107
October 2014	75	16	0	0	6	0	n/a	n/a	97
Beiseker									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
October 2015	23	0	0	0	0	0	n/a	n/a	23
October 2014	40	4	0	0	11	0	n/a	n/a	55
Cochrane									
October 2015	30	10	0	0	67	0	n/a	n/a	107
October 2014	31	12	0	0	0	0	n/a	n/a	43
Crossfield									
October 2015	3	0	0	0	0	0	n/a	n/a	3
October 2014	4	0	0	0	0	0	n/a	n/a	4
Irricana									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
October 2015	17	6	0	0	2	0	n/a	n/a	25
October 2014	10	0	0	0	0	0	n/a	n/a	10
First Nations									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
October 2015	473	152	4	0	189	354	n/a	n/a	1,172
October 2014	671	175	6	0	218	246	n/a	n/a	1,316

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046
% Change	20.2	21.9	-40.9	200.0	-11.9	51.9	n/a	**	24.7
2005	8,716	796	22	3	1,329	2,780	0	21	13,667

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Calgary City	272	306	68	120	62	112	479	609	881	1,147	-23.2
Airdrie	47	66	4	16	40	71	0	0	91	153	-40.5
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	16	25	0	0	0	4	0	0	16	29	-44.8
Cochrane	29	34	6	0	26	18	0	0	61	52	17.3
Crossfield	1	2	2	6	0	0	0	0	3	8	-62.5
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	21	21	4	0	0	0	0	0	25	21	19.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	387	454	84	142	128	205	479	609	1,078	1,410	-23.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Calgary City	2,393	3,965	642	1,000	1,074	1,602	4,421	5,884	8,530	12,451	-31.5
Airdrie	469	687	56	38	306	254	284	436	1,115	1,415	-21.2
Beiseker	2	1	0	0	0	0	0	0	2	1	100.0
Chestermere Lake	186	300	28	30	0	47	0	0	214	377	-43.2
Cochrane	249	377	142	104	318	206	107	32	816	719	13.5
Crossfield	8	20	4	16	0	0	0	0	12	36	-66.7
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	188	176	30	38	0	0	0	0	218	214	1.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,497	5,526	902	1,226	1,698	2,109	4,812	6,352	10,909	15,213	-28.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Calgary City	62	112	0	0	386	511	93	98
Airdrie	40	71	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	4	0	0	0	0	0	0
Cochrane	26	18	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	128	205	0	0	386	511	93	98

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	1,070	1,602	4	0	3,777	5,293	644	591
Airdrie	306	254	0	0	142	436	142	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	47	0	0	0	0	0	0
Cochrane	318	206	0	0	107	32	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,694	2,109	4	0	4,026	5,761	786	591

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Calgary City	357	426	431	623	93	98	881	1,147
Airdrie	69	94	22	59	0	0	91	153
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	16	29	0	0	0	0	16	29
Cochrane	35	34	26	18	0	0	61	52
Crossfield	3	8	0	0	0	0	3	8
Irricana	0	0	0	0	0	0	0	0
Rocky View County	25	21	0	0	0	0	25	21
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	506	612	479	700	93	98	1,078	1,410

Table 2.5: Starts by Submarket and by Intended Market January - October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	3,155	4,959	4,727	6,901	648	591	8,530	12,451
Airdrie	624	765	349	650	142	0	1,115	1,415
Beiseker	2	1	0	0	0	0	2	1
Chestermere Lake	214	350	0	27	0	0	214	377
Cochrane	405	481	411	238	0	0	816	719
Crossfield	12	30	0	6	0	0	12	36
Irricana	2	0	0	0	0	0	2	0
Rocky View County	210	214	8	0	0	0	218	214
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,624	6,800	5,495	7,822	790	591	10,909	15,213

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Calgary City	305	553	120	156	120	207	416	277	961	1,193	-19.4
Airdrie	77	77	14	16	18	6	0	0	109	99	10.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	21	38	0	2	0	11	0	0	21	51	-58.8
Cochrane	33	32	10	12	66	0	0	0	109	44	147.7
Crossfield	3	4	0	0	0	0	0	0	3	4	-25.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	20	10	8	0	0	0	0	0	28	10	180.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	459	714	152	186	204	224	416	277	1,231	1,401	-12.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Calgary City	3,194	3,908	864	880	1,430	1,116	3,988	3,209	9,476	9,112	4.0
Airdrie	638	666	40	104	229	226	302	359	1,209	1,355	-10.8
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	284	252	32	36	69	37	0	0	385	325	18.5
Cochrane	327	370	140	102	244	121	59	4	770	597	29.0
Crossfield	15	20	8	2	0	0	0	0	23	22	4.5
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	148	168	64	12	0	0	0	0	212	180	17.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	4,607	5,384	1,148	1,136	1,972	1,500	4,349	3,571	12,076	11,591	4.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Calgary City	120	207	0	0	416	245	0	32
Airdrie	18	6	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	11	0	0	0	0	0	0
Cochrane	66	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	204	224	0	0	416	245	0	32

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	1,426	1,116	4	0	3,510	2,543	478	665
Airdrie	229	226	0	0	0	167	302	192
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	69	37	0	0	0	0	0	0
Cochrane	244	121	0	0	59	4	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,968	1,500	4	0	3,569	2,714	780	857

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Calgary City	427	715	534	446	0	32	961	1,193
Airdrie	91	93	18	6	0	0	109	99
Beiseker	0	0	r	0	0	0	0	0
Chestermere Lake	21	40	0	11	0	0	21	51
Cochrane	43	44	66	0	0	0	109	44
Crossfield	3	4	0	0	0	0	3	4
Irricana	0	0	r	0	0	0	0	0
Rocky View County	26	10	2	0	0	0	28	10
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	611	906	620	463	0	32	1,231	1,401

Table 3.5: Completions by Submarket and by Intended Market January - October 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	4,054	4,796	4,940	3,651	482	665	9,476	9,112
Airdrie	764	766	143	397	302	192	1,209	1,355
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	341	288	44	37	0	0	385	325
Cochrane	467	478	303	119	0	0	770	597
Crossfield	23	19	0	3	0	0	23	22
Irricana	0	0	0	0	0	0	0	0
Rocky View County	160	180	52	0	0	0	212	180
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	5,810	6,527	5,482	4,207	784	857	12,076	11,591

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
October 2015	36	11.1	58	18.0	68	21.1	48	14.9	113	35.0	323	645,000	811,578
October 2014	109	21.4	147	28.9	87	17.1	39	7.7	127	25.0	509	550,000	681,052
Year-to-date 2015	308	9.5	551	17.0	706	21.8	489	15.1	1,183	36.5	3,237	660,000	787,631
Year-to-date 2014	1,062	26.8	1,133	28.6	658	16.6	282	7.1	825	20.8	3,960	530,000	647,285
Airdrie													
October 2015	0	0.0	45	58.4	9	11.7	7	9.1	16	20.8	77	530,000	631,176
October 2014	7	9.3	23	30.7	23	30.7	15	20.0	7	9.3	75	600,000	596,485
Year-to-date 2015	12	1.9	150	23.6	191	30.0	167	26.3	116	18.2	636	630,000	650,952
Year-to-date 2014	194	29.9	244	37.7	119	18.4	52	8.0	39	6.0	648	505,000	522,483
Beiseker													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
October 2015	0	0.0	2	8.7	3	13.0	5	21.7	13	56.5	23	770,000	805,713
October 2014	2	5.0	8	20.0	10	25.0	11	27.5	9	22.5	40	650,000	649,151
Year-to-date 2015	2	0.7	13	4.5	18	6.2	109	37.7	147	50.9	289	750,000	764,859
Year-to-date 2014	14	5.5	62	24.3	90	35.3	47	18.4	42	16.5	255	595,000	625,358
Cochrane													
October 2015	3	10.0	13	43.3	7	23.3	1	3.3	6	20.0	30	542,500	605,243
October 2014	11	35.5	7	22.6	4	12.9	5	16.1	4	12.9	31	530,000	549,488
Year-to-date 2015	23	7.0	99	30.2	92	28.0	44	13.4	70	21.3	328	587,500	633,783
Year-to-date 2014	170	46.4	97	26.5	54	14.8	33	9.0	12	3.3	366	460,000	493,080
Crossfield													
October 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
October 2014	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	497,550
Year-to-date 2015	13	81.3	3	18.8	0	0.0	0	0.0	0	0.0	16	-	454,100
Year-to-date 2014	15	78.9	4	21.1	0	0.0	0	0.0	0	0.0	19	-	389,113
Irricana													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
October 2015	0	0.0	0	0.0	1	5.9	2	11.8	14	82.4	17	-	-
October 2014	1	10.0	0	0.0	1	10.0	0	0.0	8	80.0	10	-	999,590
Year-to-date 2015	4	2.7	2	1.4	10	6.8	15	10.2	116	78.9	147	990,000	1,079,664
Year-to-date 2014	13	7.9	18	11.0	28	17.1	13	7.9	92	56.1	164	780,000	901,351
First Nations													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
October 2015	42	8.9	118	24.9	88	18.6	63	13.3	162	34.2	473	630,000	777,215
October 2014	131	19.6	188	28.1	125	18.7	70	10.5	155	23.2	669	560,000	667,232
Year-to-date 2015	363	7.8	818	17.6	1,017	21.9	824	17.7	1,632	35.1	4,654	665,000	764,395
Year-to-date 2014	1,468	27.1	1,558	28.8	949	17.5	427	7.9	1,010	18.7	5,412	530,000	627,601

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2015						
Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Calgary City	811,578	681,052	19.2	787,631	647,285	21.7
Airdrie	631,176	596,485	5.8	650,952	522,483	24.6
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	805,713	649,151	24.1	764,859	625,358	22.3
Cochrane	605,243	549,488	10.1	633,783	493,080	28.5
Crossfield	-	497,550	n/a	454,100	389,113	16.7
Irricana	-	-	n/a	-	-	n/a
Rocky View County	-	999,590	n/a	1,079,664	901,351	19.8
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	777,215	667,232	16.5	764,395	627,601	21.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary October 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,802	14.6	2,519	3,174	3,356	75.1	444,153	6.0	454,974
	February	2,363	14.1	2,567	3,508	3,517	73.0	460,338	4.9	455,772
	March	3,170	20.5	2,733	4,398	3,680	74.3	462,994	4.9	458,830
	April	3,348	11.5	2,800	4,981	3,920	71.4	457,509	6.5	452,992
	May	3,832	18.0	3,016	5,750	4,074	74.0	465,579	5.7	453,615
	June	3,569	18.9	2,931	5,126	4,205	69.7	466,994	5.5	457,432
	July	3,177	6.8	2,825	4,390	4,055	69.7	460,790	5.2	461,350
	August	2,976	5.2	3,015	4,184	4,255	70.9	454,994	5.2	463,654
	September	2,837	14.6	2,981	4,235	3,904	76.4	461,099	5.8	465,003
	October	2,848	13.5	3,042	3,775	4,144	73.4	465,047	6.6	466,740
	November	2,292	5.5	2,986	2,757	4,377	68.2	462,031	3.8	463,920
	December	1,401	-4.3	2,200	1,800	4,591	47.9	452,968	3.1	460,212
2015	January	1,162	-35.5	1,754	4,132	4,334	40.5	437,908	-1.4	447,463
	February	1,544	-34.7	1,761	3,767	3,819	46.1	443,744	-3.6	439,420
	March	2,215	-30.1	1,970	3,883	3,286	60.0	457,422	-1.2	449,357
	April	2,426	-27.5	2,025	3,815	3,040	66.6	455,155	-0.5	454,410
	May	2,748	-28.3	2,183	4,035	3,129	69.8	465,941	0.1	455,108
	June	2,795	-21.7	2,186	3,920	3,145	69.5	465,965	-0.2	456,910
	July	2,563	-19.3	2,167	3,721	3,421	63.3	459,958	-0.2	458,738
	August	2,139	-28.1	2,055	3,446	3,415	60.2	450,260	-1.0	455,762
	September	1,866	-34.2	1,910	3,866	3,539	54.0	443,768	-3.8	448,217
	October	1,810	-36.4	1,950	3,424	3,608	54.0	444,535	-4.4	446,848
	November									
	December									
	Q3 2014	8,990	8.6		12,809			458,969	5.4	
	Q3 2015	6,568	-26.9		11,033			452,200	-1.5	
	YTD 2014	29,922	13.7		43,521			460,830	5.6	
	YTD 2015	21,268	-28.9		38,009			454,618	-1.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	105.9	130.2	793	4.7	74.0	1,073
	February	595	3.14	5.24	106.9	131.2	792	4.8	73.7	1,074
	March	581	3.14	4.99	107.8	133.8	790	5.2	73.7	1,076
	April	570	3.14	4.79	108.5	132.6	790	5.5	73.6	1,084
	May	570	3.14	4.79	109.4	133.5	791	5.5	73.5	1,087
	June	570	3.14	4.79	109.7	132.8	795	5.2	73.3	1,095
	July	570	3.14	4.79	109.9	133.4	797	4.9	73.2	1,101
	August	570	3.14	4.79	110.4	133.4	799	5.3	73.4	1,114
	September	570	3.14	4.79	110.7	133.6	802	5.0	73.2	1,117
	October	570	3.14	4.79	110.9	133.7	803	5.0	73.1	1,121
	November	570	3.14	4.79	111.2	132.6	806	4.6	73.0	1,116
	December	570	3.14	4.79	111.3	132.1	810	4.8	73.3	1,119
2015	January	570	3.14	4.79	111.3	131.7	816	4.7	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	818	5.0	73.8	1,135
	March	567	2.89	4.74	110.8	133.6	820	5.2	74.0	1,130
	April	561	2.89	4.64	110.4	133.6	826	5.3	74.5	1,125
	May	561	2.89	4.64	110.4	134.1	828	5.5	74.7	1,122
	June	561	2.89	4.64	110.5	135.0	825	5.9	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	818	6.6	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	817	6.6	73.9	1,125
	September	561	2.89	4.64	110.2	135.1	819	6.8	74.1	1,130
	October	561	2.89	4.64		135.7	816	6.7	73.6	1,128
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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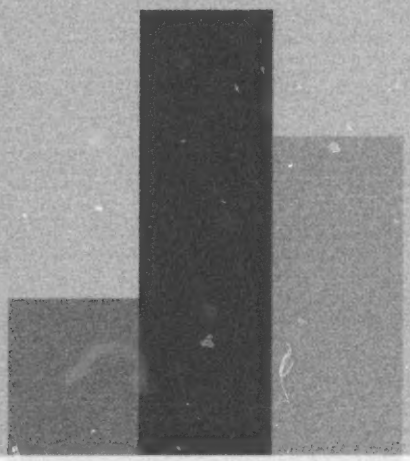

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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